

## ASSIGNEE'S SALE OF VALUABLE RESIDENTIAL PROPERTY

Located in Linganore Election District, Frederick County, Maryland.

By virtue of a power of sale contained in a mortgage from Mary Bernadette Jones and Hobson Jones, her husband, to Frederick Federal Savings and Loan Association, now by merger Loyola Federal Savings and Loan Association, which said mortgage was dated on the 3rd day of April 1964 and recorded in the Land Records of Frederick County, Maryland in Liber 702, folio 100, said mortgage having been assigned on the 24th day of February 1976 to David Aldridge, Esquire, Assignee, for the purpose of foreclosure and collection, the undersigned Assignee will offer for sale the Court House door in Frederick County, Maryland, on Thursday, March 25, 1976 at 11:00 a.m., all of the hereinafter described real estate, to wit:

All that lot or parcel of land situate, lying and being in the Linganore Election District, Frederick County, State of Maryland, and being located on the north side of Maryland Route #26, and being more particularly described as all that lot or parcel of land formerly known as Paradise School No. 3, being part of a tract of land called "The Resurvey on Smith's Lot" and being part of the same land conveyed by Peter Engle to Lewis Keefer by deed dated June 4, 1857, and duly recorded in Liber E.S. 10, at folio 652, one of the Land Records of Frederick County aforesaid, beginning for the outlines of the part hereby intended to be conveyed, beginning at a point on the northern edge of the State Road and at the end of 21.5 feet on the first line of the whole parcel of land and running thence with the lines thereof, as surveyed February 26, 1958, by George Bucher John, Surveyor, (1) North  $35\frac{1}{4}^{\circ}$  East, 248.5 feet to a stake; and passing a stake at the end of 30.0 feet; thence (2) north  $54\frac{1}{2}^{\circ}$  West, 160.0 feet to a stake; (3) South  $35\frac{1}{4}^{\circ}$  West, 248.5 feet to a point on the State Road right of way and passing a stake 15.0 feet short of the end of this line; thence with the said right of way, (4) South  $54\frac{1}{4}^{\circ}$  East, 160.0 feet to the beginning and containing 39,760 square feet of land, more or less.

BEING all and the same real estate conveyed unto Mary Bernadette Jones by Ernest H. Reaver and Lilly Reaver, his wife, by deed dated October 24, 1958, and recorded in Liber 609, folio 107, one of the Land Records of Frederick County, Maryland.

The real estate is improved by a frame bungalow containing four rooms,  $1\frac{1}{2}$  baths, with a composition roof, a full basement, and oil fired forced air heat.

TERMS OF SALE: A deposit of 10% of the purchase price will be required from the purchaser or purchasers on the day of sale, with the balance to be paid upon ratification thereof by the Circuit Court for Frederick County. All costs of conveyancing, oil revenue stamps and transfer taxes and all other conveyancing, all revenue stamps and transfer taxes and all other conveyancing costs to be at the expense of the purchaser or purchasers, including the cost of preparation of the deed and interest on the purchase price from the date of sale to the date of settlement.

**DAVID ALDRIDGE, Assignee**

CHARLES A. CASTLE  
Solicitor for Assignee  
120 West Church Street  
Frederick, Maryland 21701

EMMERT R. BOWLUS, Auctioneer  
100 W. Church Street  
Frederick, Maryland 21701